

# DEVELOPMENT ACTIVITY REPORT

## December 2017

### COUNCIL DISTRICT 1

#### RECENT PROJECT / PROJECT UPDATES

<b>NEW PROJECT</b>	
<b>File:</b> HOC-16-004	<b>Project Name:</b> Lancaster Home Daycare
<b>Address:</b> 1761 E Cloverdale Road	<b>Applicant:</b> Angela Lancaster
<b>Type of Application:</b> Home Occupation	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> PC hearing 1/3/2018	<b>Staff Contact:</b> Mike Johnson
Conditional Use – Home occupation to operate a residential daycare for up to 12 children	
<b>PC hearing 1/3/2018</b>	

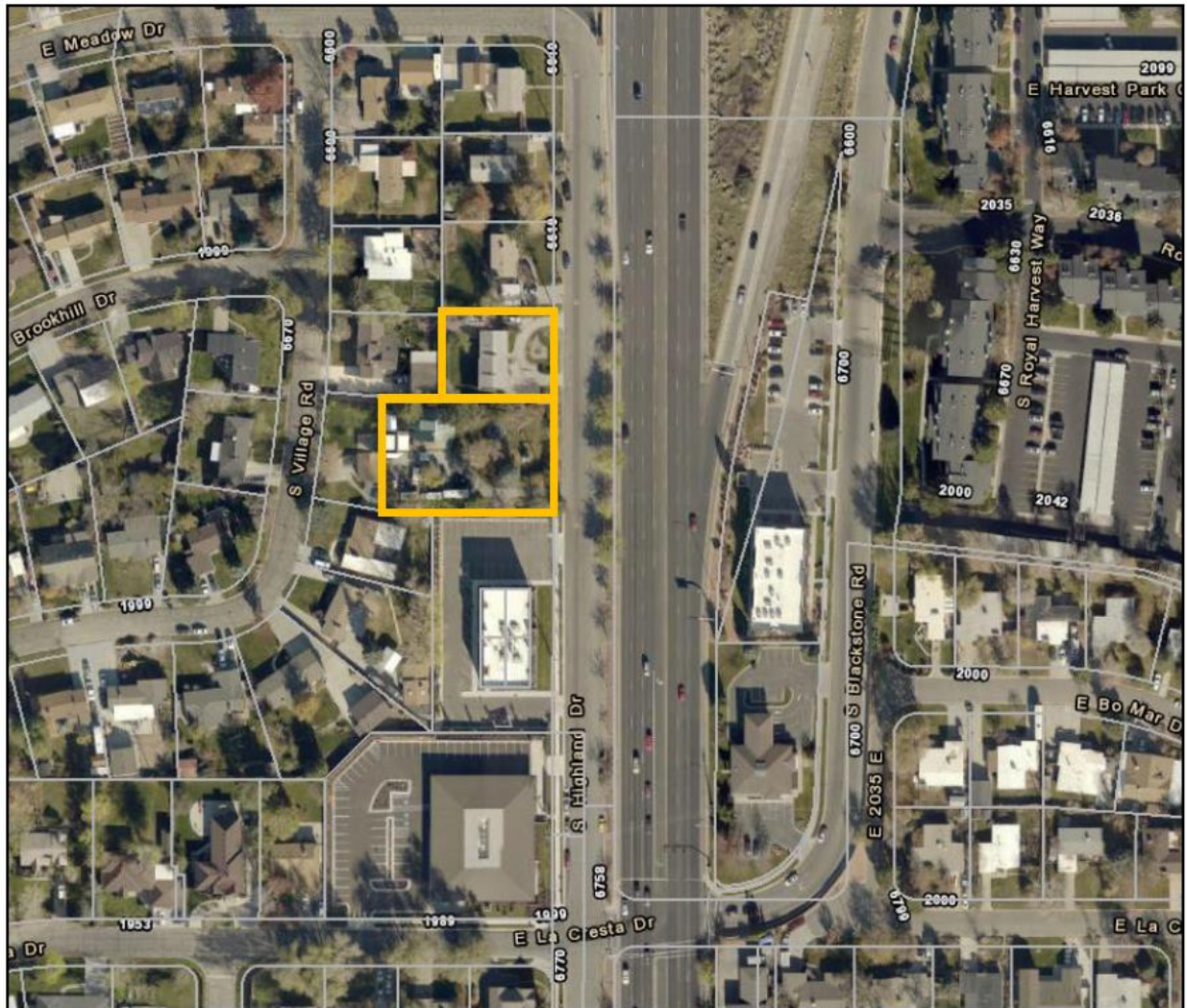


<b>NEW PROJECT</b>	
<b>File:</b> BOA-17-009	<b>Project Name:</b> Ridgecrest Sign Appeal
<b>Address:</b> 1800 E 7200 S	<b>Applicant:</b> James Adinaro
<b>Type of Application:</b> Appeal	<b>Current Zoning:</b> PF
<b>Public Meeting Date:</b> Appeal Hearing date TBD	<b>Staff Contact:</b> Mike Johnson
Appeal of the Planning Commission's approval of project CUP-17-008	
<i>Staff is preparing the official record; appeal hearing date TBD</i>	





<b>PROJECT UPDATE</b>	
<b>File:</b> ZMA-17-005	<b>Project Name:</b> Highland Drive Rezone
<b>Address:</b> 6672 & 6690 S Highland Drive	<b>Applicant:</b> Mark & Rhonda Swant
<b>Type of Application:</b> Zone Map Amendment	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> PC hearing 12/6/17	<b>Staff Contact:</b> Mike Johnson
Zone change from R-1-8 to Residential Office	
<b>PC action (i.e. recommendation) scheduled 1/3/2018</b>	



<b>PROJECT UPDATE</b>	
<b>File:</b> CUP-17-002	<b>Project Name:</b> Children's Academy Preschool
<b>Address:</b> 7920 S Highland Drive	<b>Applicant:</b> Lynn Curtis
<b>Type of Application:</b> Conditional Use	<b>Current Zoning:</b> Residential Office
<b>Public Meeting Date:</b> N/A	<b>Staff Contact:</b> Mike Johnson
Request to construct two commercial preschool buildings	
<b><i>Plans approved and final plat recorded; Site construction underway</i></b>	





<b>PROJECT UPDATE</b>	
<b>File:</b> CUP-17-008	<b>Project Name:</b> Ridgecrest Elementary Digital Sign
<b>Address:</b> 1800 E 7200 S	<b>Applicant:</b> Canyons School District
<b>Type of Application:</b> Conditional Use Permit	<b>Current Zoning:</b> PF
<b>Public Meeting Date:</b> PC action 12/6/17	<b>Staff Contact:</b> Mike Johnson
Request to construct a digital monument sign at Ridgecrest Elementary School	
<b>PC approved 12/6/2017</b>	



#### **DISTRICT 1 RECENT BUILDING PERMITS (Permits Issued 12/01/2017 – 12/31/2017)**

*No permits for new homes or major tenant improvements issued in December 2017*

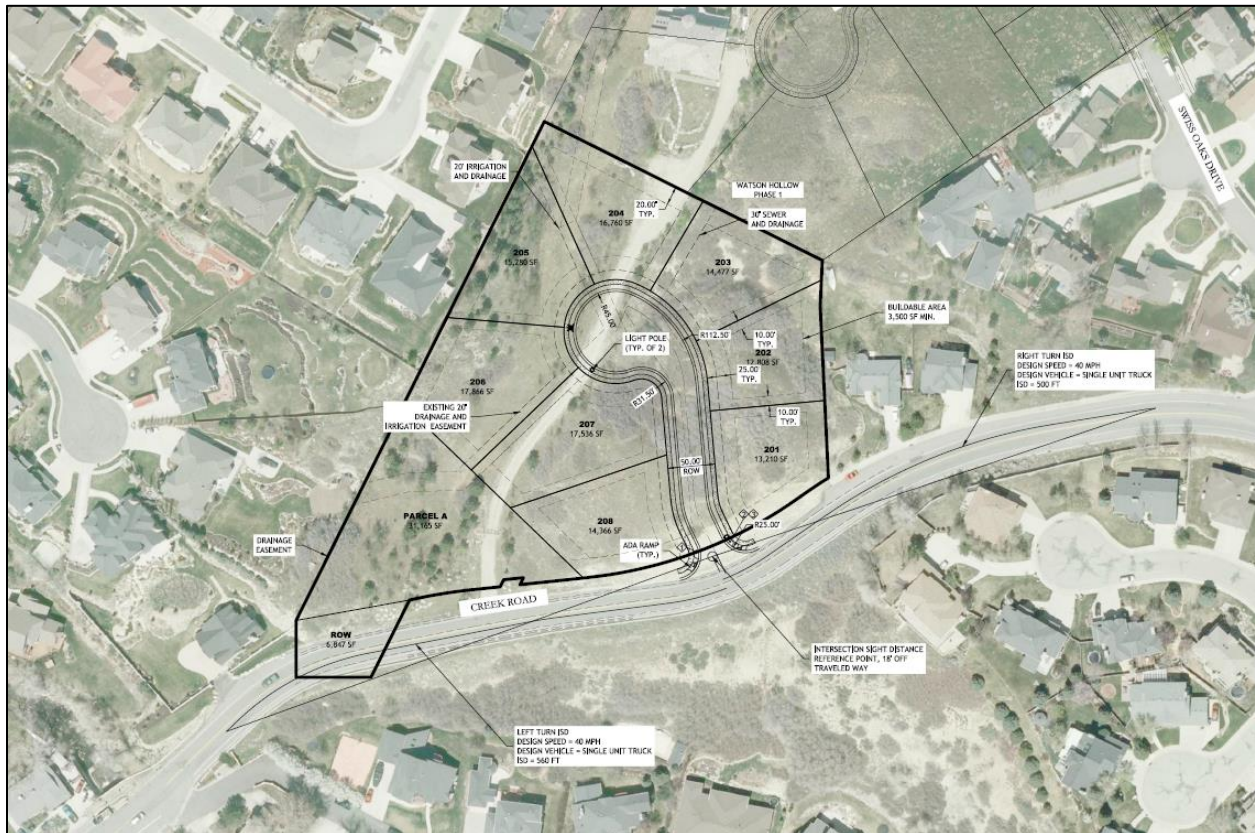
## CITY COUNCIL DISTRICT 2

### RECENT PROJECTS / PROJECT UPDATES

<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-17-006	<b>Project Name:</b> Danish Pines Subdivision
<b>Address:</b> 2856 E Bengal Boulevard	<b>Applicant:</b> Castlewood Development
<b>Type of Application:</b> 15-lot Subdivision	<b>Current Zoning:</b> R-1-10
<b>Public Meeting Date:</b> PC hearing/action 12/6/17	<b>Staff Contact:</b> Mike Johnson
Proposed 15-lot subdivision	
<b><i>PC approved 12/6/2017; Applicant is preparing final plat and construction plans</i></b>	



<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-17-005	<b>Project Name:</b> Watson Hollow II
<b>Address:</b> 2795 E Creek Rd	<b>Applicant:</b> Ivory Development
<b>Type of Application:</b> Minor Subdivision	<b>Current Zoning:</b> R-1-10
<b>Public Meeting Date:</b> N/A (Admin. Review)	<b>Staff Contact:</b> Mike Johnson
8-lot Minor Subdivision	
<i>Application in review; Out for corrections; sent courtesy email to nearby residents</i>	



<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-17-001	<b>Project Name:</b> Wilson Hollow Subdivision
<b>Address:</b> 2826 E 7800 S / 2725 E Creek Rd	<b>Applicant:</b> Ivory Development
<b>Type of Application:</b> Major Subdivision	<b>Current Zoning:</b> R-1-10
<b>Public Meeting Date:</b> N/A (Approved)	<b>Staff Contact:</b> Mike Johnson
25-lot Subdivision	
<i>Construction Plans approved; Site Improvements in progress; Final Plat under review</i>	

## **DISTRICT 2 RECENT BUILDING PERMITS (Permits issued 12/01/2017 – 12/31/2017)**

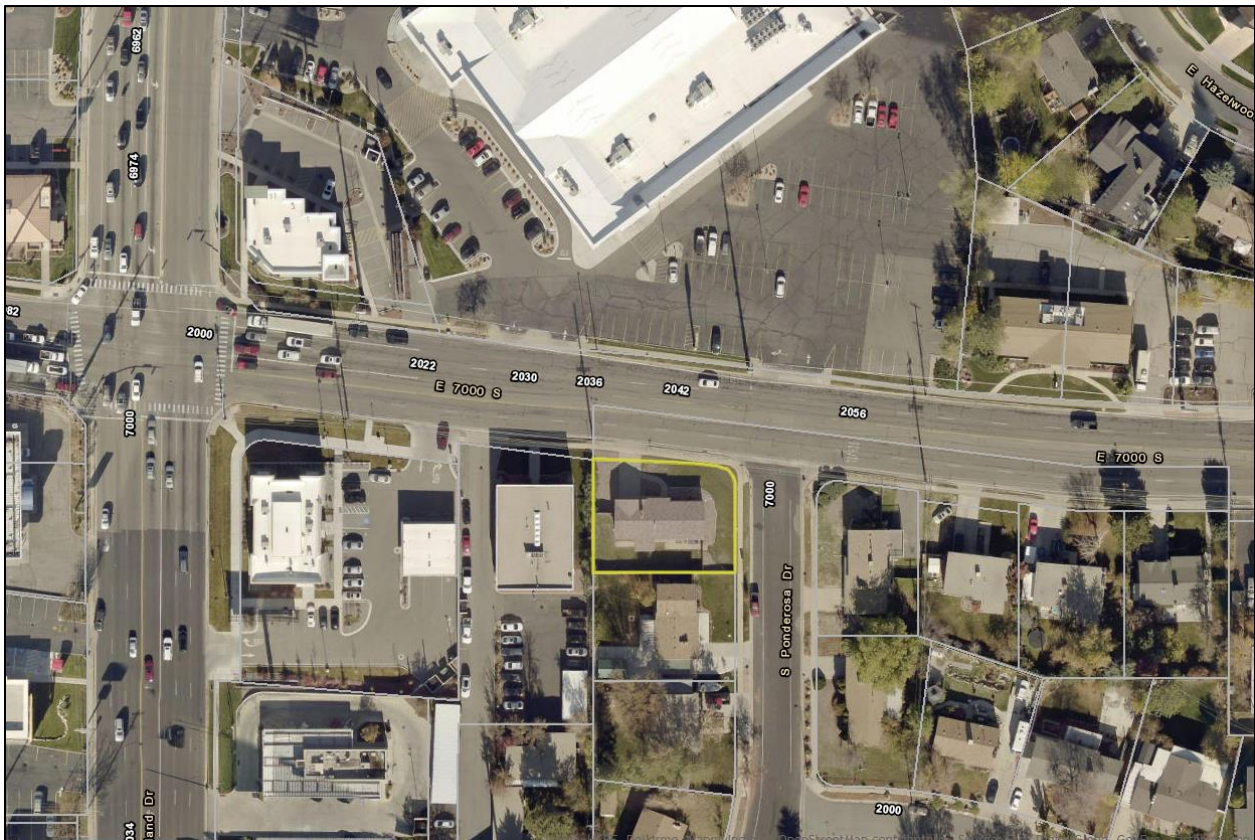
*No permits for new homes or major tenant improvements issued in December 2017*



## CITY COUNCIL DISTRICT 3

### RECENT PROJECTS / RECENT UPDATES

<b>NEW PROJECT</b>	
<b>File:</b> CUP-17-011	<b>Project Name:</b> Office Conversion
<b>Address:</b> 2044 E Fort Union Blvd	<b>Applicant:</b> David Kim
<b>Type of Application:</b> Conditional Use	<b>Current Zoning:</b> RO (Residential Office)
<b>Public Meeting Date:</b> PC hearing 12/6/17	<b>Staff Contact:</b> Mike Johnson
Conversion of a home into a professional office	
<b><i>PC approved 12/6/2017; building permit review in progress</i></b>	



### DISTRICT 3 RECENT BUILDING PERMITS (Permits issued 12/01/2017 – 12/31/2017)

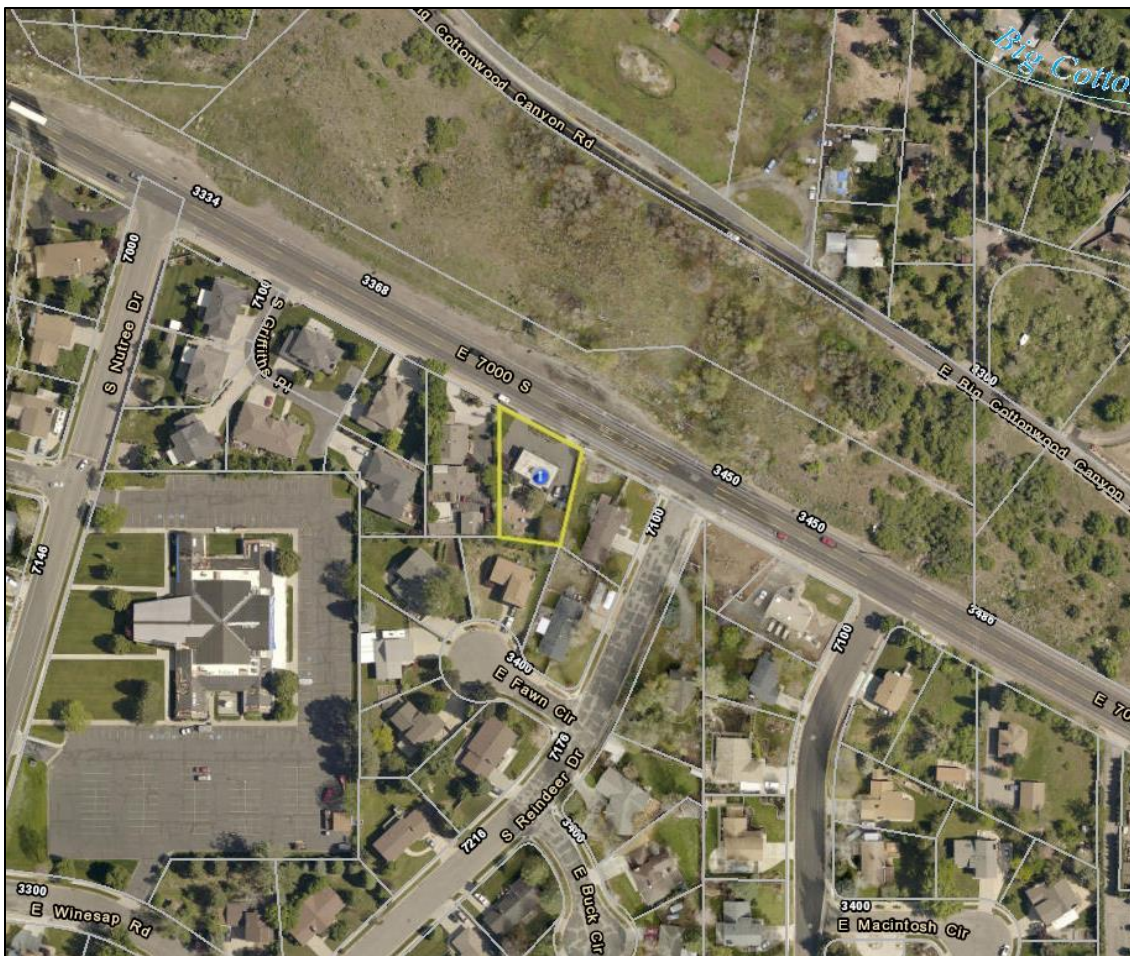
*No permits for new homes or major tenant improvements issued in December 2017*



## CITY COUNCIL DISTRICT 4

### RECENT PROJECTS / PROJECT UPDATES

<b>PROJECT UPDATE</b>	
<b>File:</b> ZMA-17-004	<b>Project Name:</b> Rezone
<b>Address:</b> 3422 E Fort Union Blvd	<b>Applicant:</b> David Nichols
<b>Type of Application:</b> Rezone to Mixed Use	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> CC 12/12/17	<b>Staff Contact:</b> Andy Hulka
Proposed rezone from R-1-8 to Mixed Use	
<b><i>Approved with zoning conditions by City Council 12/12/2017</i></b>	

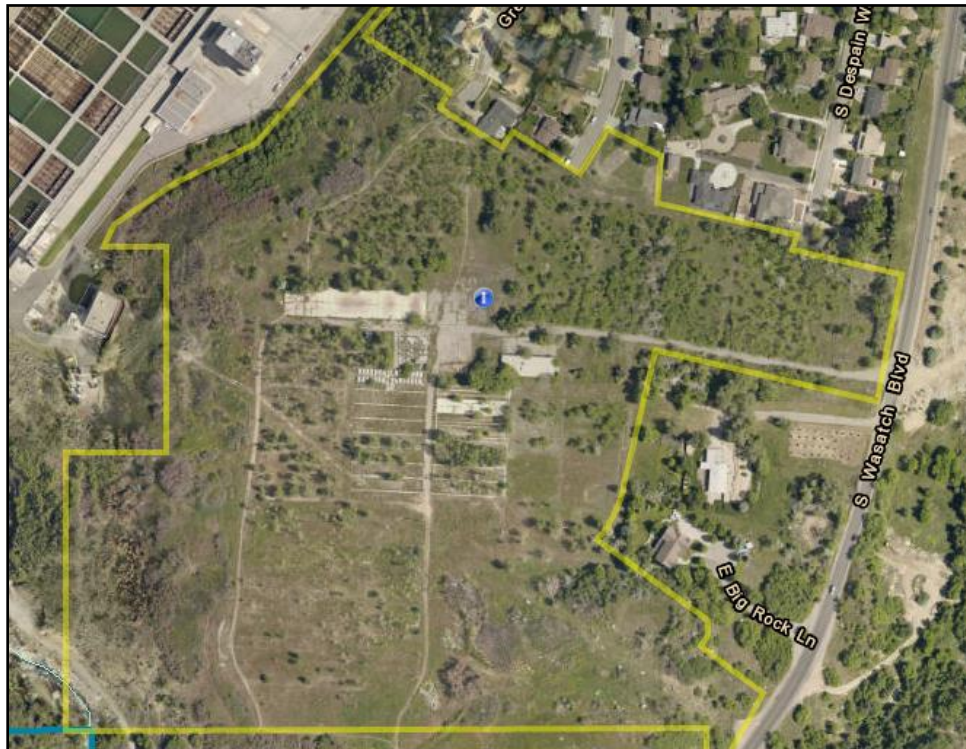


<b>PROJECT UPDATE</b>	
<b>File:</b> BOA-17-008	<b>Project Name:</b> Variance Request
<b>Address:</b> 8453 S Kings Hill Dr	<b>Applicant:</b> Michelle Baldwin
<b>Type of Application:</b> Front Setback Variance	<b>Current Zoning:</b> R-1-8
<b>Public Meeting Date:</b> BOA hearing 12/7/17	<b>Staff Contact:</b> Andy Hulka
Front setback variance request to construct a deck (setback reduction from 25' to 20')	
<b>Board of Adjustment approved variance 12/7/2017</b>	





<b>PROJECT UPDATE</b>	
<b>File:</b> SUB-17-004	<b>Project Name:</b> Giverny Plat Amendment
<b>Address:</b> 9160 S Wasatch Boulevard	<b>Applicant:</b> Regal Investments
<b>Type of Application:</b> Plat Amendment	<b>Current Zoning:</b> R-1-8 / R-1-15
<b>Public Meeting Date:</b> PC 12/06/2017	<b>Staff Contact:</b> Andy Hulka
Proposal to add an additional lot to the Giverny PUD as future common space	
<b>Planning Commission approved plat amendment 12/6/2017</b>	



#### **DISTRICT 4 RECENT BUILDING PERMITS (Permits Issued 12/01/2017 – 12/31/2017)**

Permit #	Status	Description	Address
17-0647	Issued	SFD – Giverny 131	9129 Renoir Ln
17-0622	Issued	SFD – Giverny 163	3478 Bougival Ln
17-0603	Issued	SFD – Giverny 132	9137 Renoir Ln

## CITY-WIDE PROJECTS – Mayor and Council

### PROJECT UPDATES

<b>File:</b> Multiple	<b>Name:</b> City Ordinance Text Amendments
<b>Address:</b> Citywide	<b>Applicant:</b> Cottonwood Heights
<b>Type of Application:</b> Text Amendment(s)	<b>Current Zoning:</b> N/A
<b>Public Meeting Date:</b> Various	<b>Staff Contact:</b> Brian Berndt
ADU Ordinance	
<b><i>ADU – City Council / Planning Commission joint work session scheduled 1/16/2018</i></b>	

### PROJECT UPDATE

<b>Project:</b> Economic Development Strategic Plan Update
<b>Address:</b> City Wide
<b>Type of Application:</b> Master Plan Study
<b>Staff Contact:</b> Brian Berndt
<b><i>Staff has begun initial research. There will be an Economic Development Board / Commission created to help facilitate the process as it progresses</i></b>

## LONG-RANGE PLANNING PROJECTS

### PROJECT UPDATE

<b>Project:</b> Wasatch Boulevard Study
<b>Address:</b> Wasatch Boulevard; Focusing on the corridor from Holladay south to Sandy City
<b>Type of Application:</b> WFRG Grant Project
<b>Staff Contact:</b> Brian Berndt
<b><i>Based on the project goals and public feedback, staff is preparing future corridor scenarios</i></b>

### PROJECT UPDATE

<b>Project:</b> Open Space Master Plan
<b>Address:</b> City wide
<b>Type of Application:</b> Master Plan Study
<b>Staff Contact:</b> Brian Berndt
<b><i>Public open house held 9/28/2017; Field surveys conducted at the Library; study ongoing</i></b>



## ECONOMIC DEVELOPMENT PROJECTS

### PROJECT UPDATE

**Project:** Local Business Outreach

**Project Location:** Citywide

**Type of Project:** Business Outreach

**Staff Contact:** Brian Berndt

- The department is working on the 2018 business development calendar to schedule activities and events for businesses in the city.
- Council member Tali Bruce will be a liaison between the city council and the CHBA.
- Upcoming events include a networking boot camp (Jan. 18) and Death by Chocolate (Feb. 8)

## CURRENT LAND USE PROJECTS

*Land-use applications that are actively working toward final land use approval*

PROJECT #	ADDRESS	DESCRIPTION	COUNCIL DISTRICT
ZMA-17-005	6672/6690 Highalnd Dr	Zone Change	1
HOC-16-004	1761 E Cloverdale Rd	Home Daycare	1
SUB-17-001	2826 E 7800 S	25-lot Subdivision	2
SUB-17-005	2795 E Creek Rd	8-lot Subdivision	2
SUB-17-006	2856 E Bengal Blvd	15-lot Subdivision	2
ZTA-17-001	Citywide	Title 12 Amd	ALL
ZTA-17-002	Citywide	ADU Ordinance	ALL

## LAND USE PROJECTS AWAITING DEVELOPMENT

*Land-use applications that have received approval but have not received building permits or begun development*

PROJECT #	ADDRESS	DESCRIPTION	COUNCIL DISTRICT
SUB-17-005	2795 E Creek Rd	Watson Hollow Subdivision Phase II	2
BOA-17-003	2615 E Bengal Blvd	Gas Station Addition	2
CUP-13-011	7323 S Canyon Centre Pkwy	Canyon Centre Phase I	4
CUP-14-009	7323 S Canyon Centre Pkwy	Canyon Centre Phase II (Multi-family / restaurant)	4
CUP-17-008	1820 E 7200 S	Ridgecrest Sign	1